

ORDINANCE NO. 467 N.S.

AN ORDINANCE AMENDING ORDINANCE NO. 405 N.S., CHAPTER 21.14  
OF ZONING REGULATIONS OF THE CITY OF EL PASO DE ROBLES,  
STATE OF CALIFORNIA

The City Council of the City of El Paso de Robles, State of California,  
does ordain as follows:

P A R T I:

SECTION 21.14.300 (H) Hillside Development

21.14.310 Purpose: The hillside regulations shall be applied to those areas of the City which, due to topography, require special consideration to assure that development of hillside lands will not destroy the natural amenities of such lands, create hazards or severe erosion nor deplete the scenic resources of the City.

21.14.320 Applicability: These regulations shall apply within the City as shown on the land use map of the General Plan (an official copy of which is on file in the office of the City Clerk). The term HILLSIDES is defined as all properties in the City which have a natural slope of 15% or more on that portion of a lot, parcel or subdivision, which is proposed for development. These regulations shall be in addition to the applicable standards of the primary zone.

1. Erosion

No building shall be sited on areas subject to significant erosion, sedimentation, soil creep or landslide, or below an area subject to landslide. No structural work shall be commenced until all cut and fill slopes have been stabilized.

2. Drainage

Existing drainage patterns shall be preserved to the greatest extent possible. Man-made alterations of the natural drainage system shall be done in accordance with good engineering principles.

21.14.330 Permit Requirements: A Use Permit shall be obtained prior to the issuance of a grading or building permit for any lot in an (H) designated area or as defined by Section 21.14.320, Paragraph 1. Application for other types of development in areas defined by 21.14.320 shall be submitted in conformance with the applicable sections of this Ordinance as modified by this Section.

21.14.340 Application Procedures: Upon application for a Use Permit covering grading or building or for a Tentative Tract Map, or P. D. or P. R. D., applicant shall submit preliminary development plans as required in Section 21.23.200 of Ordinance 405 N.S., additional including:

- 1) Site Topography. An accurate topographical map of entire area on which development is to occur at an appropriate scale and contour interval; this map shall also locate and identify all existing trees 6 inches or greater in diameter at a point 3 feet above grade and any natural rock outcroppings.
- 2) Preliminary Soils and Geology Reports prepared by a Soils Engineer and a Registered Geologist may be required by the Environmental Coordinator where insufficient data exists to responsibly design improvements on the property.

21.14.350 Permitted Uses: All uses permitted in the primary zone subject to the provisions of this Article.

21.14.360 Development Standards:

21.14.370 Density: The permitted density in the creation of new lots in the H overlay district shall be no greater than that permitted by the zoning district and in addition shall be limited as follows:

- 1) Areas with slopes between 15% and 29% - minimum lot size 15,000 square feet with minimum 80 feet lot width.
- 2) Areas with slopes between 30% and 39% - minimum lot size of 20,000 sq. ft. with a minimum 100 feet lot width.
- 3) Areas with slopes over 40% - minimum lot size one acre and specific review by Planning Commission for utilization without excessive disruption of terrain.

21.14.380 Cut and Fill Treatment:

- 1) The overall shape, height and grade of any cut and fill slopes shall be developed consistent with the existing natural contours and scale of the natural terrain of a particular site.
- 2) All cut and fill slopes in excess of ten (10) feet vertical height shall be rounded with vertical curves from the crest of the slope and from any surface drains constructed on the face or top of the slope.
- 3) Where two cut or fill slopes intersect, the ends of each slope shall be horizontally rounded and blended with a minimum radius of twenty five (25) feet.
- 4) In all instances of the creation of cut or fill slopes, detailed landscape and irrigation plans shall be submitted to the Planning Commission for review and approval prior to the issuance of any building or grading permit.
- 5) No grading shall occur during the winter season from October through March unless using specific erosion control measures which are approved by the City Engineer.

21.14.390 Building Sites: Padding prior to building permit will not be allowed and terracing will be minimized. Building and lots will be laid out to reduce the amount of undesirable visual impact of the structures. This will include designing the buildings to conform to the contours of the site, and arranging drive-ways and patio areas to be compatible with the slopes and building design.

21.14.400 Pathways: Paving for pathways shall be kept to a minimum and shall be porous in nature, wherever feasible. Paved areas should be designed to minimize runoff that is channeled to one location.

21.14.410 Fences: Fences will be allowed immediately adjacent to structures, to provide a private outdoor area. These fences shall be an integral part of the building design so as to minimize the visual impact on surrounding areas. Fencing for pasture areas shall be designed to minimize their visual impact. Swimming pools will require fences as defined in Section 21.21.030 of Ord. # 405 N.S. Fences shall be approved during the hillside development procedure or, if requested at a later date, by the Architectural and Site Approval Committee.

21.14.420 Landscaping:

- 1) Ground Cover: Native vegetation and trees shall be protected from damage during construction. All grading and cut and fill areas shall be landscaped during and after construction to prevent erosion and to increase slope stability.
- 2) Native Vegetation: Native shrubs and trees shall be retained on hillside terrain wherever possible to help maintain natural drainage swales, reduce erosion, and preserve the character of the hillside environment.
- 3) Forested or Orchard Areas: Development in wooded areas should be carefully designed to minimize removal or damage to existing trees and to allow their continued healthy existence.

- 4) Existing Trees: Existing trees six (6) inches or more in diameter, at a point three (3) feet above the ground, shall be identified on site plans. None of these trees, whether on public or private right-of-way, shall be removed unless they are clearly indicated on the plans, and approved for removal. All Oak trees shall be specifically identified. Ground cover requiring routine irrigation shall not be placed under existing Oak trees.
- 5) New Landscaping: A description and plan shall be submitted as required by the Planned Unit Development approval procedure showing the location and type of plant material to be installed, according to Landscaping Policy. New plants should blend with their surroundings. There shall be an emphasis on native plants for all hillside developments. In designing landscaping, drought-resistant plants will be considered the greatest priority. All planting within thirty (30) feet of buildings must be fire-resistant.
- 6) View: Vegetation shall be considered an important aspect of vistas. Development occurring on exposed ridges or rock outcroppings shall require special review for visual impact.

## 21.14.430 Design:

- 1) Color and Materials: Color and materials used for buildings should be compatible with the natural landscape; e.g., earth-tone colors and natural materials such as wood, brick, slump block walls, and tile roofs are encouraged. Roofing shall be fire-retardant and neither white nor reflective.
- 2) Foundations: Houses to be located on slopes over 15% shall utilize special foundation design by a Registered Engineer or Architect. These foundation designs must be approved by the Building Department. Split level homes, cantilever foundations, poles, piers, step foundations will be encouraged where the method would minimize soil disruption. The Architectural Review Committee will review visual impact of all foundations.
- 3) Chimneys: Chimneys shall be equipped with spark arresters, and shall not be located within ten (10) feet of trees.
- 4) House Numbers: Shall be clearly visible from the street.
- 5) The standard front yard setback for garages and houses may be reduced by Planning Commission approval.

## 21.14.440 Utilities: All utility service lines shall be undergrounded.

- 1) Transformers, Control Points, and other utility housings: Utility housings shall be located so as to minimize their visual impact, and shall be safely screened.
- 2) Water: Water mains and fire hydrant shall be installed and approved prior to commencing construction with combustible materials. They shall be located as required by the Fire Chief and shall have static pressure of at least 43 psi.

## 21.14.450 Engineering:

- 1) Roads
  - a. Type: Streets should follow the natural contours of the hillside to minimize cut and fill. Cul-de-sacs or loop roads will be encouraged where necessary to fit the terrain.
  - b. Standards: Streets shall have a right-of-way paving as shown on detail for hillside streets.
  - c. Clearance: Vertical clearance will be maintained at 15 feet. Roadways should be designed to avoid major trees.

- d. Intersections: Intersections of any type should not exceed twenty (20) degrees from a right angle. Intersections should be in locations where visibility is adequate.
  - e. Signs, Guard Rails and Barriers: Signs, guard rails and barriers delineating hazardous shoulder areas shall be installed where necessary for safety. Street identification signs and posts must conform to City standards.
- 2) Sidewalks are not generally required and may be waived in the hillside areas under the Use Permit depending on the condition of improvements in the neighborhood. Conditions to be considered include slope of streets, extent of existing improvements, density of development, and proximity of schools and parks. Waivers will not generally be granted where any portion of the block has existing sidewalks.

21.14.460 Application Procedures: Upon application for a grading or building permit, or Tentative Tract map approval, the applicant shall submit preliminary development plans as required in Section 21.23.200 of this Code. —

21.14.470 Planning Commission Review: In reviewing development applications for hillside areas, the Planning Commission shall consider the objectives and policies of the Hillside Section of the General Plan, as well as (1) the applicable standards of the primary zone and (2) the requirements of this Section. The Planning Commission shall deny any application which does not meet the requirements of this Section, or in its approval of an application may specify such conditions as are necessary to meet the requirements of this Section.

P A R T II:

RURAL STANDARDS

21.16.400 PURPOSE:

- 1. The purpose of this Section is to:
  - A. Encourage and preserve the rural atmosphere as the City expands into a lower density zoning.
  - B. To provide streets of adequate capacity for the anticipated traffic which will utilize them and to insure that they are designed so as to minimize safety hazards to vehicles, pedestrian, and bike traffic.

21.16.410 APPLICABILITY:

These standards shall apply to single family (R1) residential areas only and shall be limited to zoning densities of:

B-3	- - - - -	20,000 sq. ft. minimum
B-4	- - - - -	1 acre minimum
B-5	- - - - -	2 acre minimum
R-A	- - - - -	3 - 10 acre minimum

Any variation from these standards shall be approved by the City Engineer.

21.16.420 ENGINEERING:

- A. Road Standards:
  - 1) Local rural streets shall have fifty (50) feet of right-of-way with thirty-two (32) feet of paving and meet other criteria of local Rural Street Standards of the Engineering Department.
  - 2) Rural collector streets shall have sixty (60) feet of right-of-way and thirty-six (36) feet of paving and meet other criteria of Rural Collector Street Standards of the Engineering Department.


- 3) Arterial streets in rural areas shall be constructed to same standards as other areas of the City.
- 4) Bikeways may require additional pavement width.
- 5) Cul-de-sacs: The maximum length of cul-de-sacs shall be twelve hundred (1200) feet.
- 6) Concrete sidewalks, in general, will not be required in rural areas. However, the Planning Commission may require concrete standard sidewalk, curbs, and gutters when deemed necessary.

PASSED AND ADOPTED this 7th day of December 1982 by the following roll call vote:


AYES: Councilmen Monroe, Ovitt, Parish, Thorndyke and Stemper

NOES: None

ABSENT: None

  
MAYOR GARY E. STEMPER

ATTEST:

  
CITY CLERK DONALD B. KEEFER

STATE OF CALIFORNIA )  
COUNTY OF SAN LUIS OBISPO ) ss.  
CITY OF EL PASO DE ROBLES )

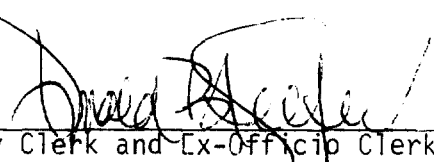
I, DONALD B. KEEFER, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing Ordinance No. 467 N.S. was duly and regularly adopted, passed, and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 7th day of December, 1982, by the following vote:

AYES: Councilmen Monroe, Ovitt, Parish, Thorndyke and Stemper

NOES: None

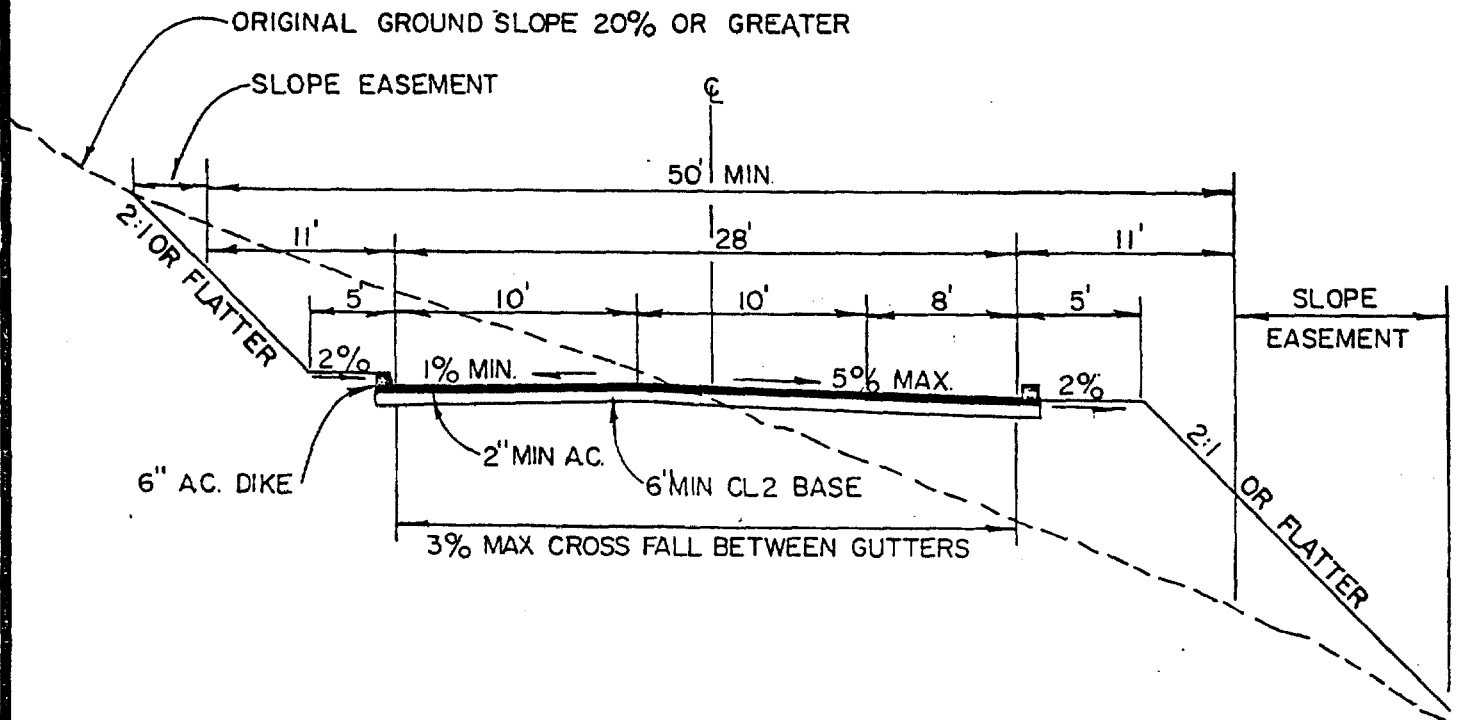
ABSENT: None

Dated this 7th day of December, 1982

  
City Clerk and Ex-Officio Clerk of the City Council  
City of El Paso de Robles, State of California

NOTE:

1. CONCRETE CURB AND GUTTER MAY BE REQUIRED BY THE CITY ENGINEER WHERE ROAD GRADES EXCEED 5%.
2. USE OF THIS STANDARD IN HILLSIDE AREAS MUST BE APPROVED BY THE PLANNING COMMISSION.



APPROVED _____ CITY ENGINEER	DATE _____ R.C.E.	<b>CITY OF PASO ROBLES</b> <b>ENGINEERING DEPT.</b>
		HILLSIDE STREET
REVISIONS	APPR. DATE	STANDARD DRAWING NO.